

INTERCHANGE SUBDIVISION

A RESUBDIVISION OF LOT 2R, RESUBDIVISION OF THE CRADER SUBDIVISION AND LOT 1R & TRACT 1A-1R RESUBDIVISION LOCATED IN SECTION 3, T. 34 N., R. 9 W., N.M.P.M. CITY OF DURANGO, LA PLATA COUNTY, COLORADO

SURVEYOR'S STATEMENT

I hereby state that this survey and plat was prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion, they are true and correct to the best of my knowledge, belief and information based on the applicable standards of practice of Professional Land Surveyors in the State of Colorado. I also state that this survey and plat is not a guaranty or warranty, either expressed or implied.

PRELIMINARY

Joshua J. Casselberry, P.L.S.
Colorado Registration No. 37903

Notes:
Title Research - Title, Easement and Right-of-Way research was conducted by Title Durango, LLC, per File No. 102831 effective date November 30, 2017 at 8:00 A.M. and not from research conducted by Moreno Surveying & Geographics, Inc. Any and all parties having interest in subject tracts of land are hereby referred to said title commitments and any title policies issued at a later date.

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three (3) years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

Notice: Part or all of the mineral estate has been severed from the surface estate and, therefore, third party mineral owners or their lessees have the right under certain circumstances to enter and use the property.

CERTIFICATE OF OWNERS KNOW BY ALL THESE PRESENTS

That Crader Properties, LLC, a Colorado Limited Liability Company, whose address is 28481 US Highway 160, being the legal and record owner of a Tract of land located within Section 3, T34N, R09W, N.M.P.M., in La Plata County, Colorado further described as follows:

Lot 2R of Resubdivision of the Crader Subdivision and Lot 1R & Tract 1A-1R Resubdivision, according to the plat thereof filed for record September 2, 2014 as Reception No. 1085976, County of La Plata, State of Colorado.

Has caused the same to be consolidated, adjusted and re-platted under the name and style of Interchange Subdivision, Lot 2R of Resubdivision of the Crader Subdivision and Lot 1R & Tract 1A-1R Resubdivision, as shown hereon, consisting of three (3) Lots, identified as Lot 2R-A, Lot 2R-B, and Lot 2R-C & one (1) Right-of-Way identified as Zyme Rock Road.

THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTIES:

By _____, Authorized Represent Crader Properties, LLC,
a Colorado Limited Liability Company

STATE OF COLORADO
SS)
COUNTY OF LA PLATA)

The foregoing instrument was acknowledged before me by _____, Authorized Representative of Crader Properties, LLC, a Colorado Limited Liability Company on this _____ day, of _____, 2019 for the aforementioned purposes.

My commission Expires _____ Notary Public

GENERAL DEDICATIONS

- The 60' Access, Utility & Drainage Easement is offered to C&J Gravel for the purpose of ingress and egress, and will expire 5 years from the date that this plat is recorded. C&J may accept this offer at any point during the 5 year period and will be required to design their access, gain appropriate agency approval(s), and complete final easement documentation by a licensed surveyor.
- The 10' and 20' Utility & Drainage Easements as shown hereon are hereby dedicated to the City of Durango, Utility Providers and Adjacent Land Owners for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future Utility and Drainage improvements
- Lot 2R-A hereby dedicates a 20' Access Easement (location non-specific) through the property to South Durango Sanitation District (SDSD). The sole purpose of which is for ingress and egress to and from the SDSD sewer main and access road located within CDOT ROW that are being constructed as a part of this project. SDSD vehicles, including vacuum trucks, shall travel to/from their access road in CDOT ROW in the most direct route possible via surface improvements. The owner of Lot 2R-A shall maintain the access on Lot 2R-A for SDSD and shall not block SDSD's CDOT access in any way. SDSD's Access Rights on Lot 2R-A are not convertible in any way shape or form for other benefits.
- The 80' Right-of-Way as shown hereon is hereby dedicated as Right of Way to the City of Durango.
- The Enduring Resources Easement as shown hereon is hereby dedicated to Enduring Resources, and the successors for the purpose of access to/from, operation, maintenance, reconstruction, improvement, replacement or removal of their existing infrastructure. This dedication specifically supercedes all previous agreements in their entirety that may have existed, but cannot be produced at this time, pertaining to existing gas lines transversing Lot 2R-A, and 2R-B.



VICINITY MAP
Scale: 1" = 500'

LAND USE TABLE

LOT 2R-A	73644 SQ. FT ± 1.691 ACRES ±
LOT 2R-B	852795 SQ. FT ± 19.577 ACRES ±
LOT 2R-C	685533 SQ. FT ± 15.738 ACRES ±
80' ROW	63115 SQ. FT ± 1.449 ACRES ±
TOTAL	1675087 SQ. FT ± 38.455 ACRES ±

REVIEWED AND APPROVED BY:

City Engineer	Date	Century Link	Date
Durango Fire Protection District, Fire Marshal	Date	Community Development Director	Date
La Plata Electric Association	Date	Atmos Energy Corporation	Date
Charter Communications	Date	South Durango Sanitation District	Date

CITY OF DURANGO APPROVAL:

The Plat shown hereon is approved by the City Council of the City of Durango and all easements and right-of-way dedications offered to the City of Durango are hereby accepted on this _____ day of _____, 2019. Public improvements, associated with the above dedications, will be accepted by the City of Durango following completion of construction, inspection and final acceptance by the City Community Development Department.

Mayor, City of Durango

City Clerk, City of Durango

STATE OF COLORADO
SS)
COUNTY OF LA PLATA)

I hereby state that this instrument was filed for record at _____ O'clock __M this day of _____ 2019 and duly filed.
Reception Number _____ Fee \$ _____
Tiffany Lee Parker, Recorder
By _____
Deputy

INTERCHANGE SUBDIVISION
A RESUBDIVISION OF LOT 2R, RESUBDIVISION OF THE CRADER SUBDIVISION AND LOT 1R & TRACT 1A-1R RESUBDIVISION
LOCATED IN SECTION 3, T. 34 N., R. 9 W., N.M.P.M.
CITY OF DURANGO, LA PLATA COUNTY, COLORADO



635 EAST 2ND AVE., DURANGO, CO (970) 385-8535

DATE: 9/26/2019 SCALE: 1:500

DRAWN BY: KEITCHECKED BY: JC JOB NO.: 2018-005

INTERCHANGE SUBDIVISION

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566903400018
MORENO, THOMAS L & ELIZABETH
444 APOCÉE CREST
MESQUITE NV 89027

LOT 2R-C
685533 SQ FT ±
15.738 ACRES ±

LOT 2R-B
852795 SQ FT ±
19.577 ACRES ±

LOT 2R-A
73644 SQ FT ±
1.691 ACRES ±

566903400047
CRADER PROPERTIES LLC
28481 US HWY 160
DURANGO CO 81301

566910100036
STATE OF COLORADO
4201 E ARKANSAS AVE
DENVER CO 80222

566910200024
GILLELAND ENTERPRISES LLC
27661 HWY 160
DURANGO CO 81301

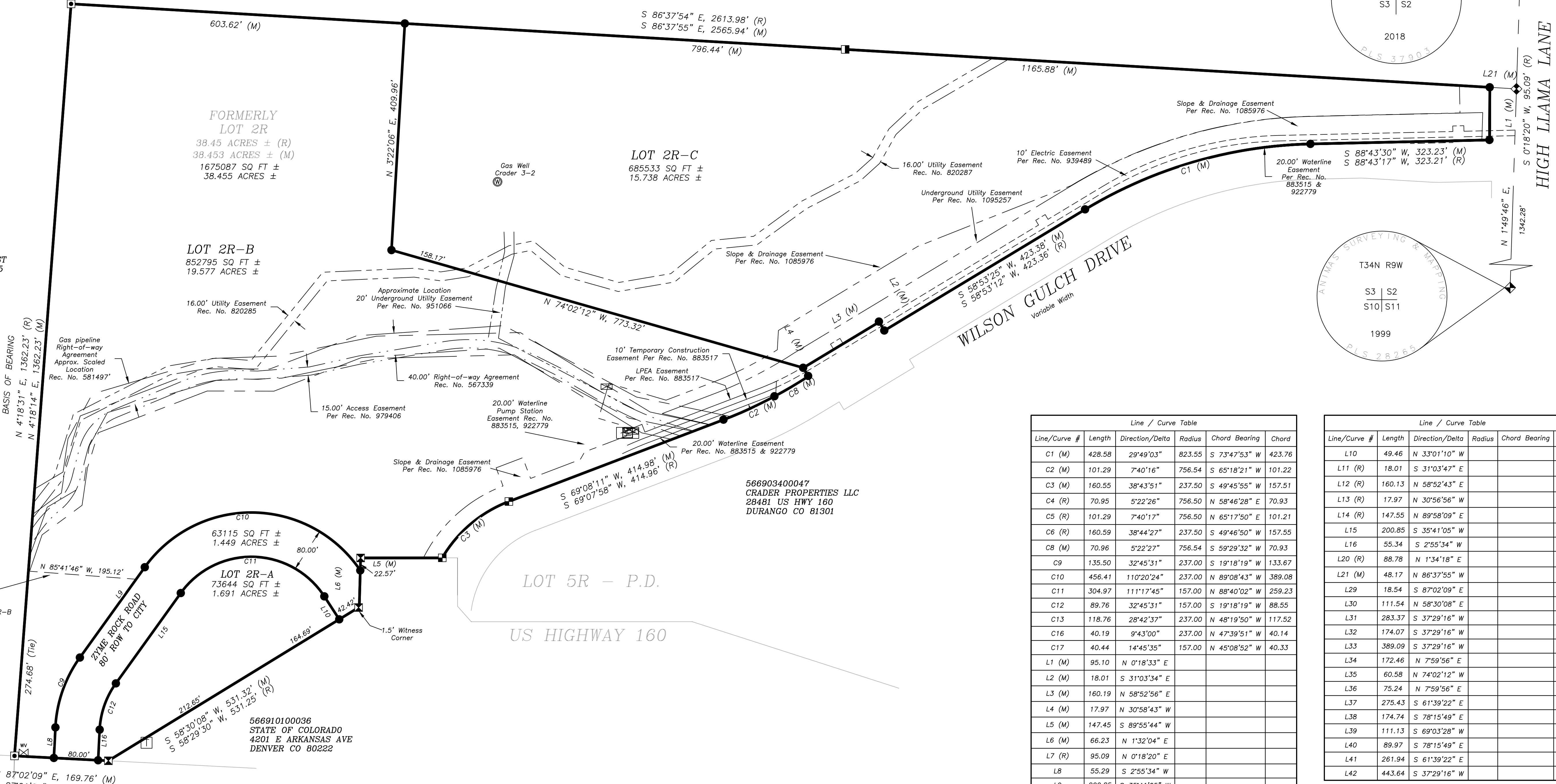
566910100025
COLORADO DEPARTMENT OF TRANSPORTATION
3803 N MAIN AVE
DURANGO CO 81301

Scale: 1 inch = 100 feet
Lineal Units are U.S. Survey Feet
Basis of Bearing: Bearings are based on the
monumented West Line of the SW 1/4 SE 1/4
of Section 3, Township 34 North, Range 9
West, N.M.P.M., as shown on the
Resubdivision of the Crader Subdivision and
Lot 1R & Tract 1A-1R Resubdivision Plat
recorded September 2, 2014 as Reception
Number 1085976, assumed hereon to bear
N 4°18'14" E.

566903300005
BLM
2850 YOUNGFIELD ST
LAKEWOOD CO 80215

BASIS OF BEARING
N 4°18'31" E, 1362.23' (R)
N 4°18'14" E, 1362.23' (M)

N 85°41'46" W, 195.12'
N 87°02'09" E, 169.76' (M)
S 87°01'20" E, 169.80' (R)



Line/Curve #	Length	Direction/Delta	Radius	Chord Bearing	Chord
C1 (M)	428.58	29°49'03"	823.55	S 73°47'53" W	423.76
C2 (M)	101.29	7°40'16"	756.54	S 65°18'21" W	101.22
C3 (M)	160.55	38°43'51"	237.50	S 49°45'55" W	157.51
C4 (R)	70.95	5°22'26"	756.50	N 58°46'28" E	70.93
C5 (R)	101.29	7°40'17"	756.50	N 65°17'50" E	101.21
C6 (R)	160.59	38°44'27"	237.50	S 49°46'50" W	157.55
C8 (M)	70.96	5°22'27"	756.54	S 59°29'32" W	70.93
C9	135.50	32°45'31"	237.00	S 19°18'19" W	133.67
C10	456.41	110°20'24"	237.00	N 89°08'43" W	389.08
C11	304.97	111°17'45"	157.00	N 88°40'02" W	259.23
C12	89.76	32°45'31"	157.00	S 19°18'19" W	88.55
C13	118.76	28°42'37"	237.00	N 48°19'50" W	117.52
C16	40.19	9°43'00"	237.00	N 47°39'51" W	40.14
C17	40.44	14°45'35"	157.00	N 45°08'52" W	40.33
L1 (M)	95.10	N 0°18'33" E			
L2 (M)	18.01	S 31°03'34" E			
L3 (M)	160.19	N 58°52'56" E			
L4 (M)	17.97	N 30°58'43" W			
L5 (M)	147.45	S 89°55'44" W			
L6 (M)	66.23	N 1°32'04" E			
L7 (R)	95.09	N 0°18'20" E			
L8	55.29	S 2°55'34" W			
L9	200.85	S 35°41'05" W			

Line/Curve #	Length	Direction/Delta	Radius	Chord Bearing	Chord
L10	49.46	N 33°01'10" W			
L11 (R)	18.01	S 31°03'47" E			
L12 (R)	160.13	N 58°52'43" E			
L13 (R)	17.97	N 30°56'56" W			
L14 (R)	147.55	N 89°58'09" E			
L15	200.85	S 35°41'05" W			
L16	55.34	S 2°55'34" W			
L20 (R)	88.78	N 1°34'18" E			
L21 (M)	48.17	N 86°37'55" W			
L29	18.54	S 87°02'09" E			
L30	111.54	N 58°30'08" E			
L31	283.37	S 37°29'16" W			
L32	174.07	S 37°29'16" W			
L33	389.09	S 37°29'16" W			
L34	172.46	N 7°59'56" E			
L35	60.58	N 74°02'12" W			
L36	75.24	N 7°59'56" E			
L37	275.43	S 61°39'22" E			
L38	174.74	S 78°15'49" E			
L39	111.13	S 69°03'28" W			
L40	89.97	S 78°15'49" E			
L41	261.94	S 61°39'22" E			
L42	443.64	S 37°29'16" W			

Legend

- Found 3/4" Bureau of Land Management Aluminum pipe monument.
- Found 3/4" Colorado Dept of Transportation cap on a 3/8" slick rod.
- Found a 1 1/2" aluminum cap on a 3/8" rebar, stamped "Trudeau PLS 38007"
- Set a 1 1/2" aluminum cap on a 3/8" rebar, stamped "Casselberry PLS 37903"
- Found 3/4" aluminum cap on a 3/8" rebar, stamped "Moreno Surveying PLS 37903"
- Found 2" aluminum cap on a 3/8" rebar, stamped "Animas Surveying and Mapping PLS 28265"

_____ Property Line
 _____ Utility Easement
 _____ Waterline Easement
 _____ Access Easement
 _____ ROW Agreement
 _____ Dedicated Easement
 _____ Fence

SURVEYOR'S STATEMENT

I hereby state that this survey and plat was prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion, they are true and correct to the best of my knowledge, belief and information based on the applicable standards of practice of Professional Land Surveyors in the State of Colorado. I also state that this survey and plat is not a guaranty or warranty, either expressed or implied.

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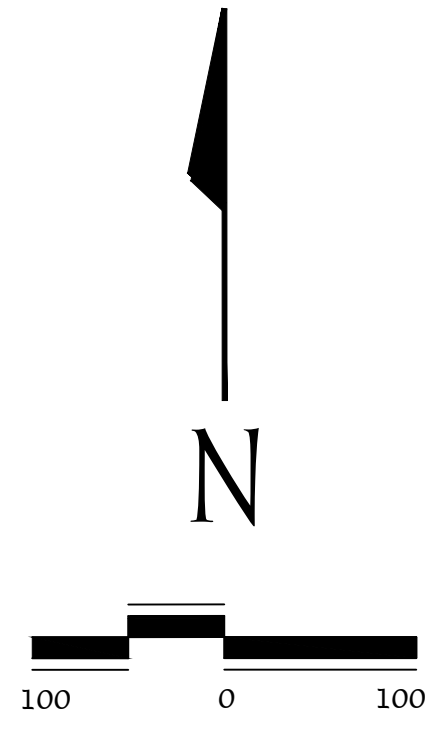
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OF THE CRADER SUBDIVISION AND LOT 1R &
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N.M.P.M.
CITY OF DURANGO, LA PLATA COUNTY,
COLORADO

635 EAST 2ND AVE., DURANGO, CO (970) 385-8535

DATE: 9/26/2019 SCALE: 1 INCH = 100 FEET
DRAWN BY: KEITCHECKED BY: JC JOB NO.: 2018-005

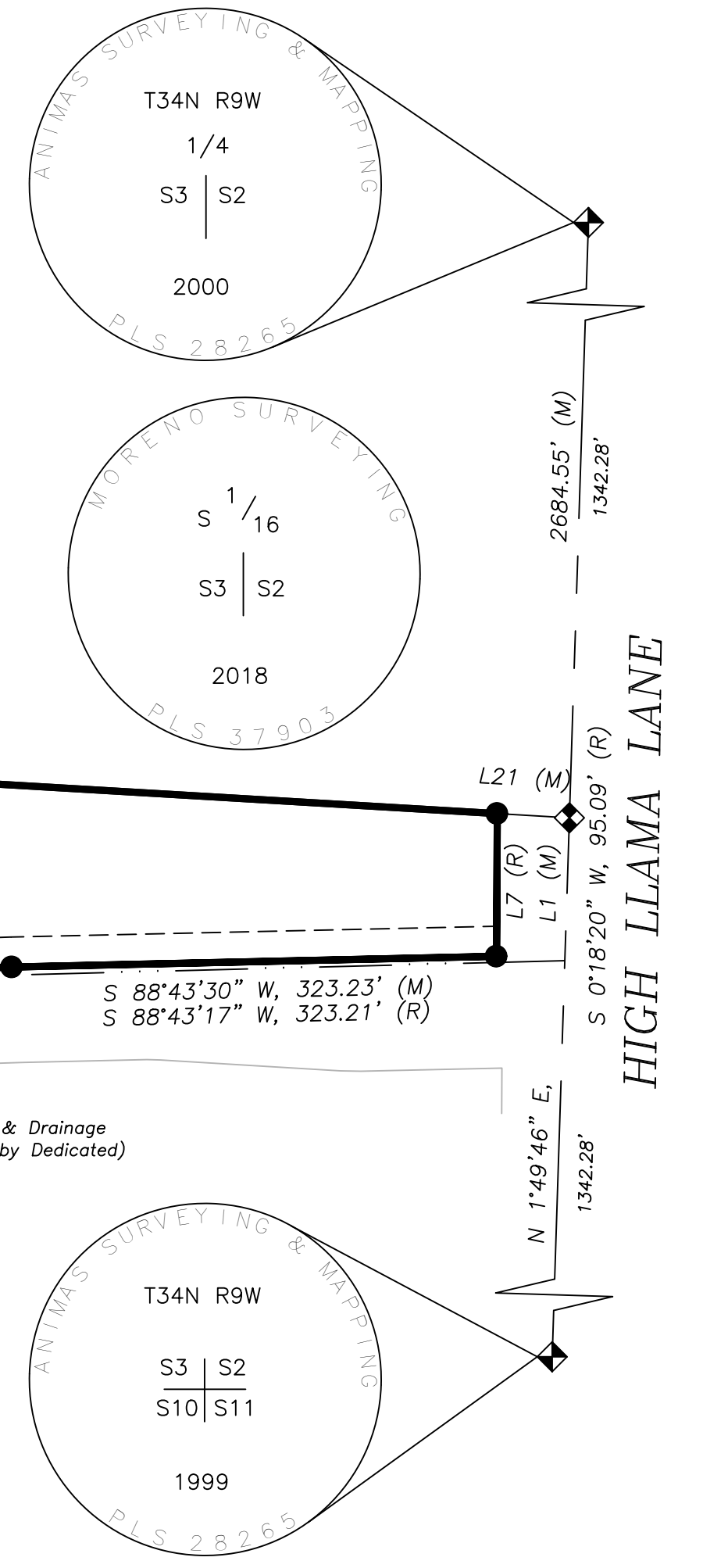
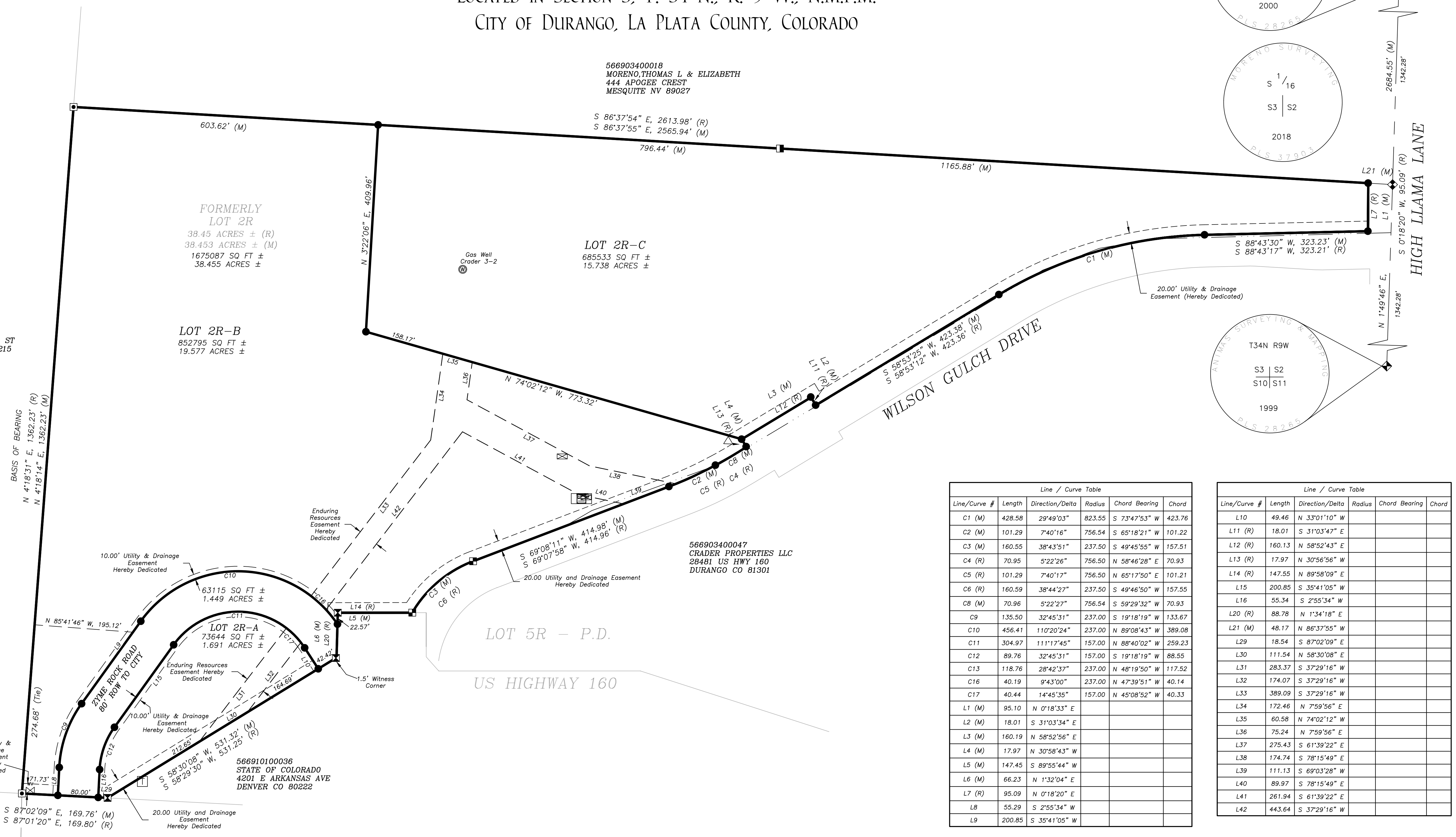
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566903300005
BLM
2850 YOUNGFIELD ST
LAKEWOOD CO 80215



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566910200024
GILLELAND ENTERPRISES LLC
27661 HWY 160
DURANGO CO 81301

566910100025
COLORADO DEPARTMENT OF TRANSPORTATION
3803 N MAIN AVE
DURANGO CO 81301

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— Property Line
- - - - - Dedicated Easement
(R) Record Dimension Rec. No. 1085976

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DATE: 9/26/2019 SCALE: 1 INCH = 100 FEET

DRAWN BY: KEITCHECKED BY: JC JOB NO.: 2018-005

SHEET 3 OF 3